

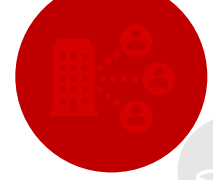


# WKU<sup>®</sup> Facilities Management

## Monthly Report September 2023



# Management Team



Ken Branch  
General Manager  
5 years Supporting  
WKU



Angie Jackson  
Business Operations  
28 years Supporting  
WKU



Jennifer Mcleod  
Sodexo HR  
10 years Supporting  
WKU



Ronnie Allerkamp  
Training and Safety  
1 year Supporting  
WKU



Mark Allen  
Energy Manager  
4 years Supporting  
WKU



Dan Uhls  
Maintenance Services  
8 years Supporting  
WKU



Kenny Johnson  
Environmental Services  
2 years Supporting  
WKU



Gerald Belcher  
Environmental Services  
8 years Supporting  
WKU



Kyle Davenport  
Campus Services  
6 years Supporting  
WKU



Randall Farris  
HRL Operations  
4 years Supporting  
WKU



Ray Murillo  
HRL Manager  
4 years Supporting  
WKU



Carla Nally  
HRL Managers  
10 years Supporting  
WKU





**What:** Room converted from storage to classroom.

**Issue Addressed:** Storage to classroom at Grise. Included a patch/paint, grid refurbishment, some electrical work, and ceiling tiles. This was a condition-based renewal.

**Funding:** \$1993

**Method:** DFM WKU Personnel/Outsource (AT2/Auto Shop/Randy's)



**What:** Replacement of flooring in one of the bridge entry ways at FAC.

**Issue Addressed:** The winter freeze resulted in water on the cork and carpet flooring at FAC. This was a condition-based renewal.

**Funding:** \$1023

**Method:** Outsource (Red Carpet Shop )





**What:** Replacement of College High Hall (COHH) Generator.

**Issue Addressed:** The COHH generator failed due to an internal engine issue (water passing between the cylinders). Generac was unable to service their equipment (Ford Triton V10). Replacement of the entire unit was deemed financially prudent. This was a condition-based renewal.

**Funding:** \$67063 (AP)

**Method:** Outsource (R&S Electric/Kone)



**What:** Roof rip/replace on the Pioneer Log Cabin (PIO)

**Issue Addressed:** The existing roof on the PIO cabin had reached the end of life and had started to blow up/leak. This was a condition-based renewal.

**Funding:** \$9541/\$462 /sq

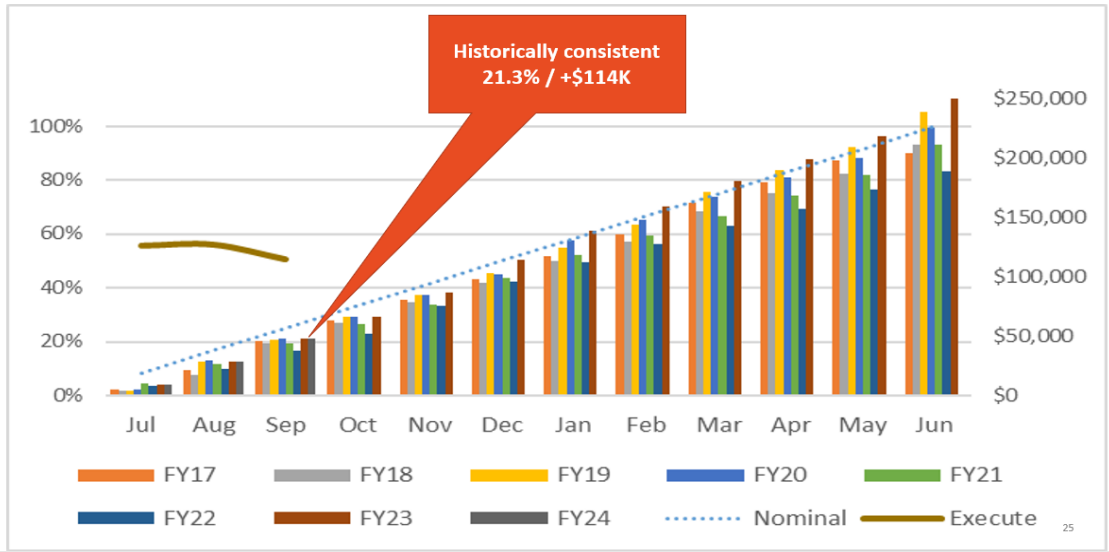
**Method:** Outsource (Hale Roofing)



# Maintenance Services

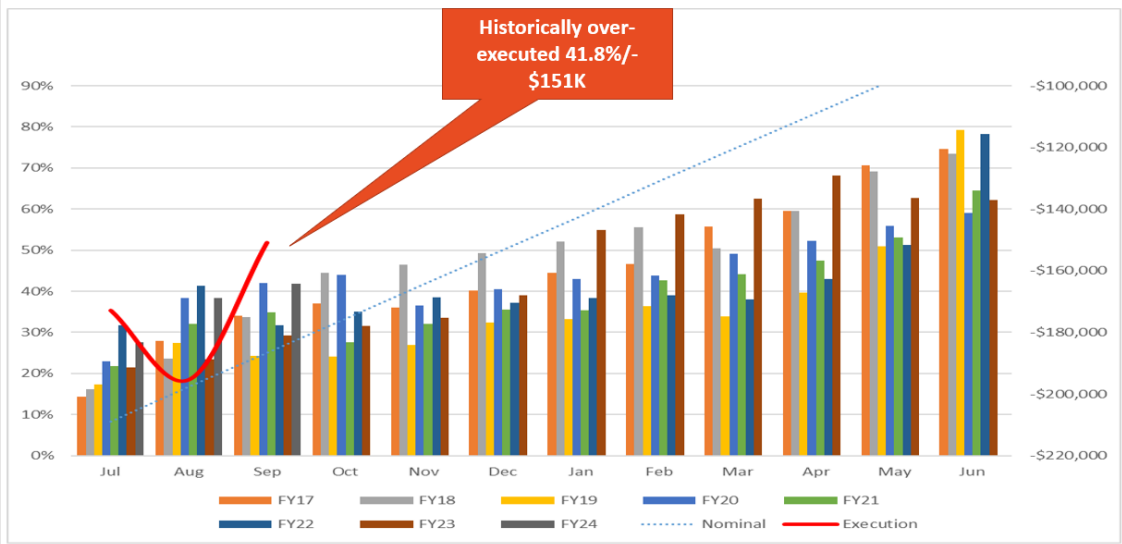
Over-execution of personnel funds caused by unfunded/underfunded positions and unfunded overtime

## Personnel Cost

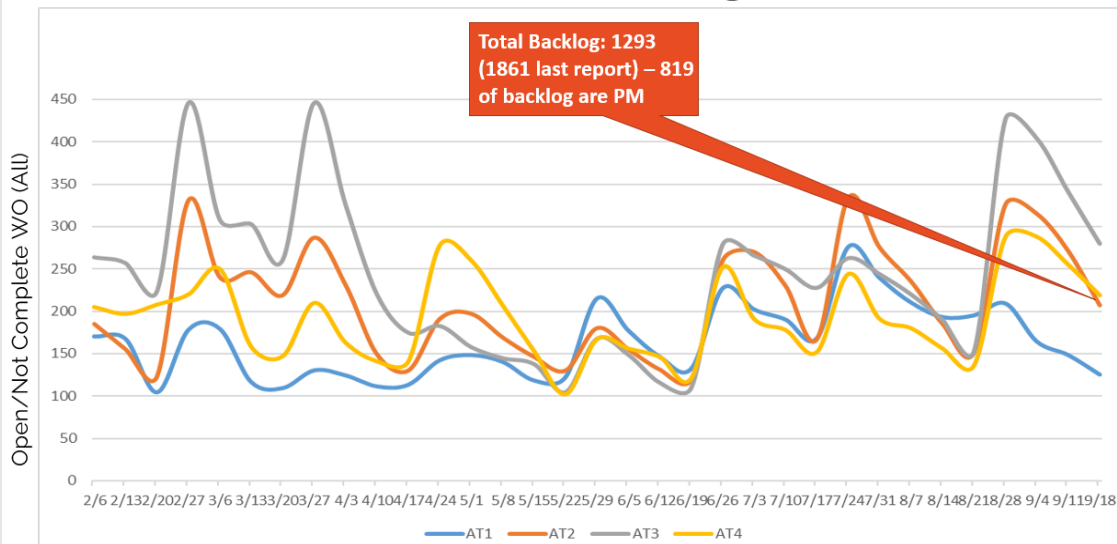


Over-execution of operation cost created by income levels less than budgeted numbers

## Operating Funds



## WO Backlog



Backlogs are seasonally consistent (year-over-year). Incremental growth in backlog attributed to reduced resources

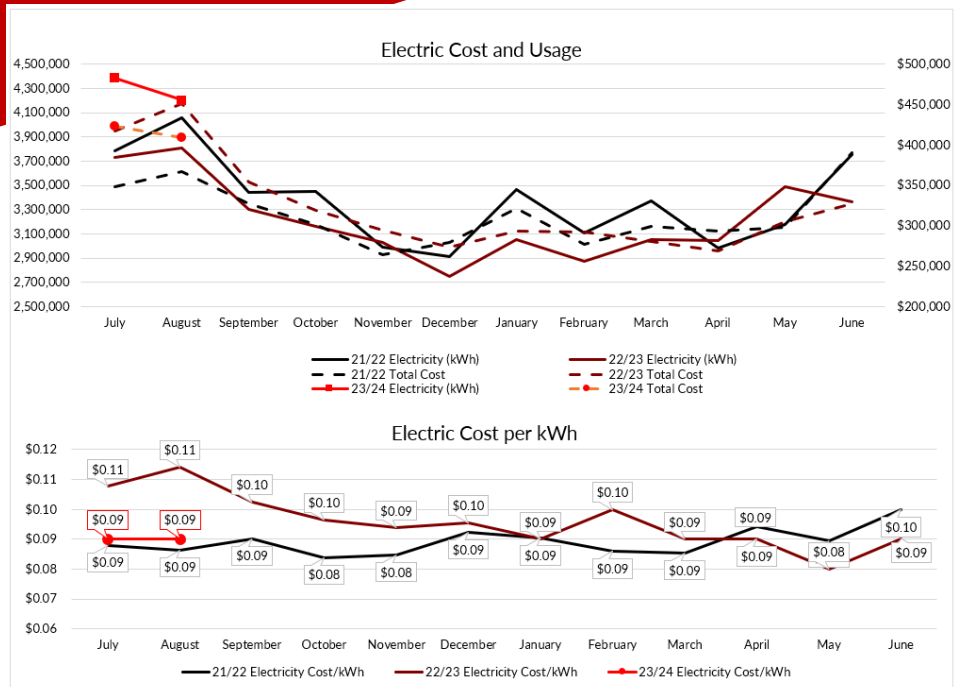


# Plant Operations

Almost 2 weeks of 80° temperatures caused usage to increase



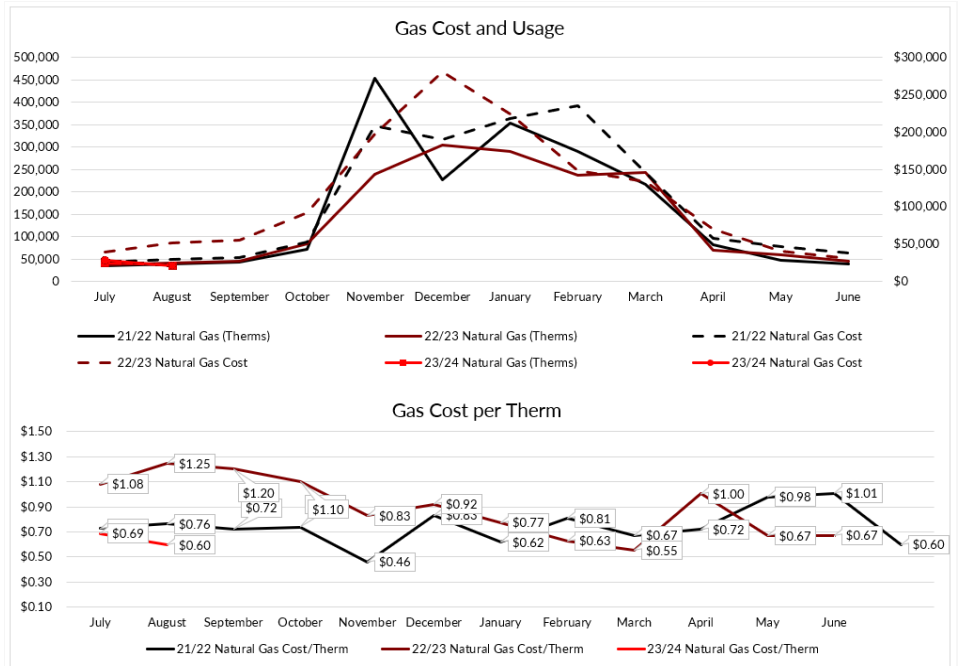
Electric



Normal trends with a slight increase in pricing.



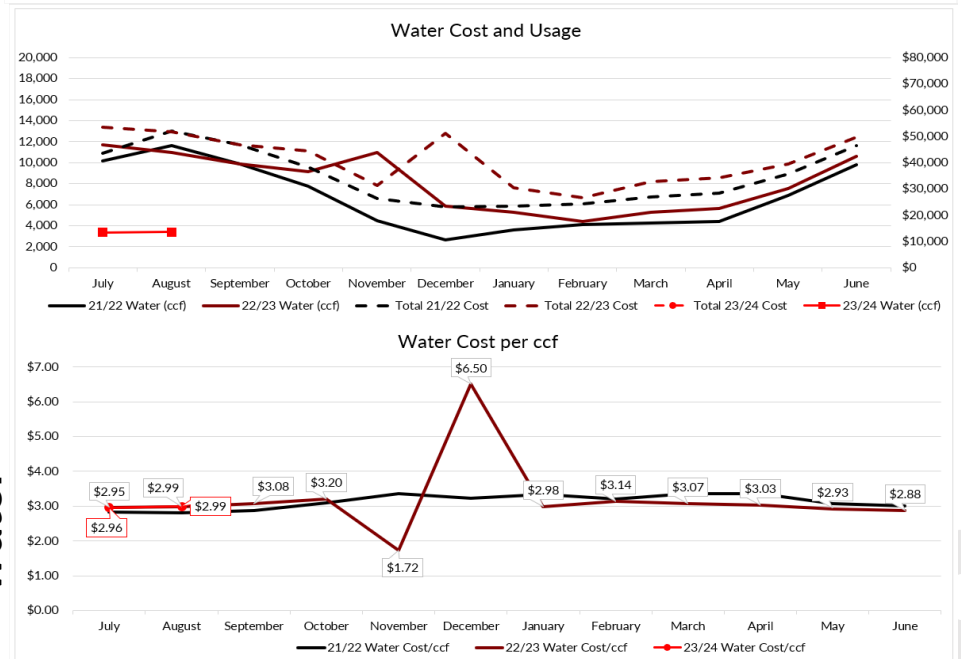
Gas



Cost and usage increase due to high temperatures.



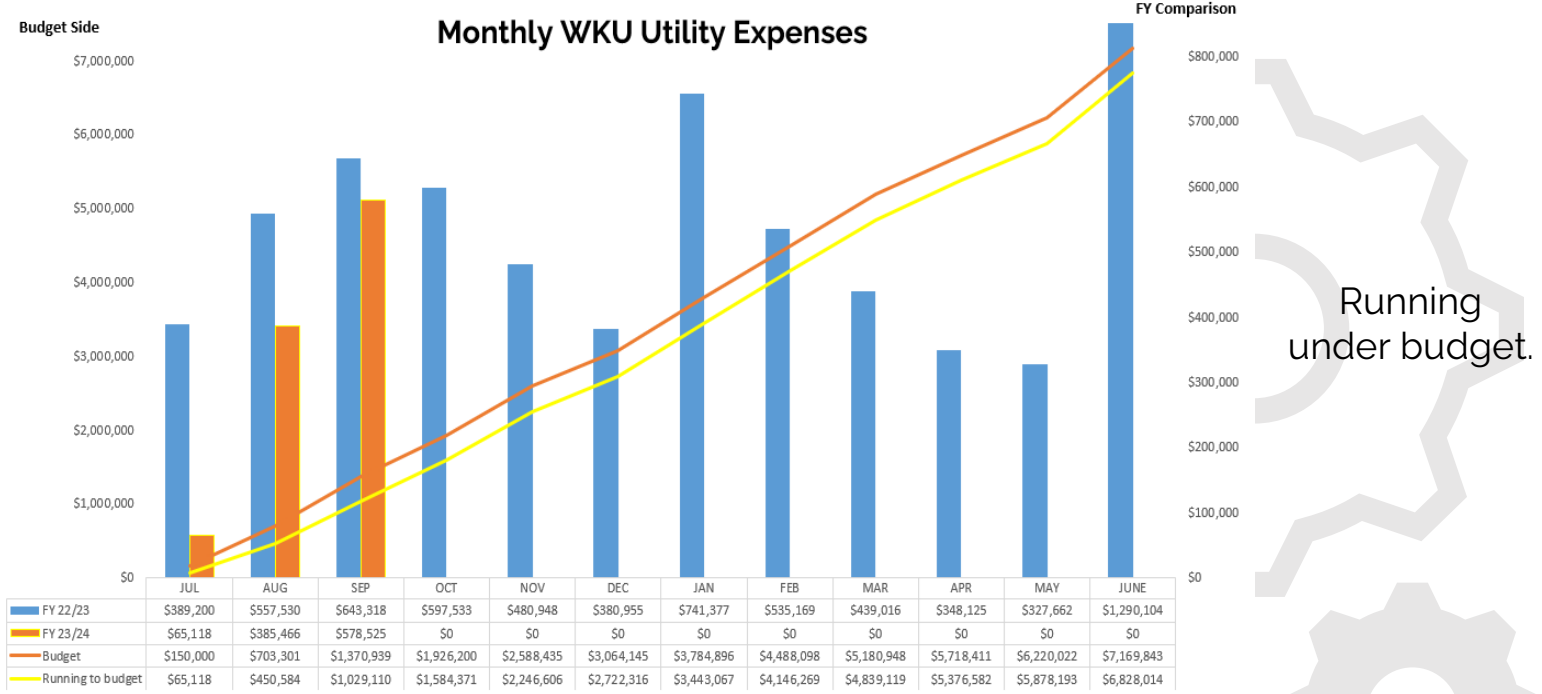
Water



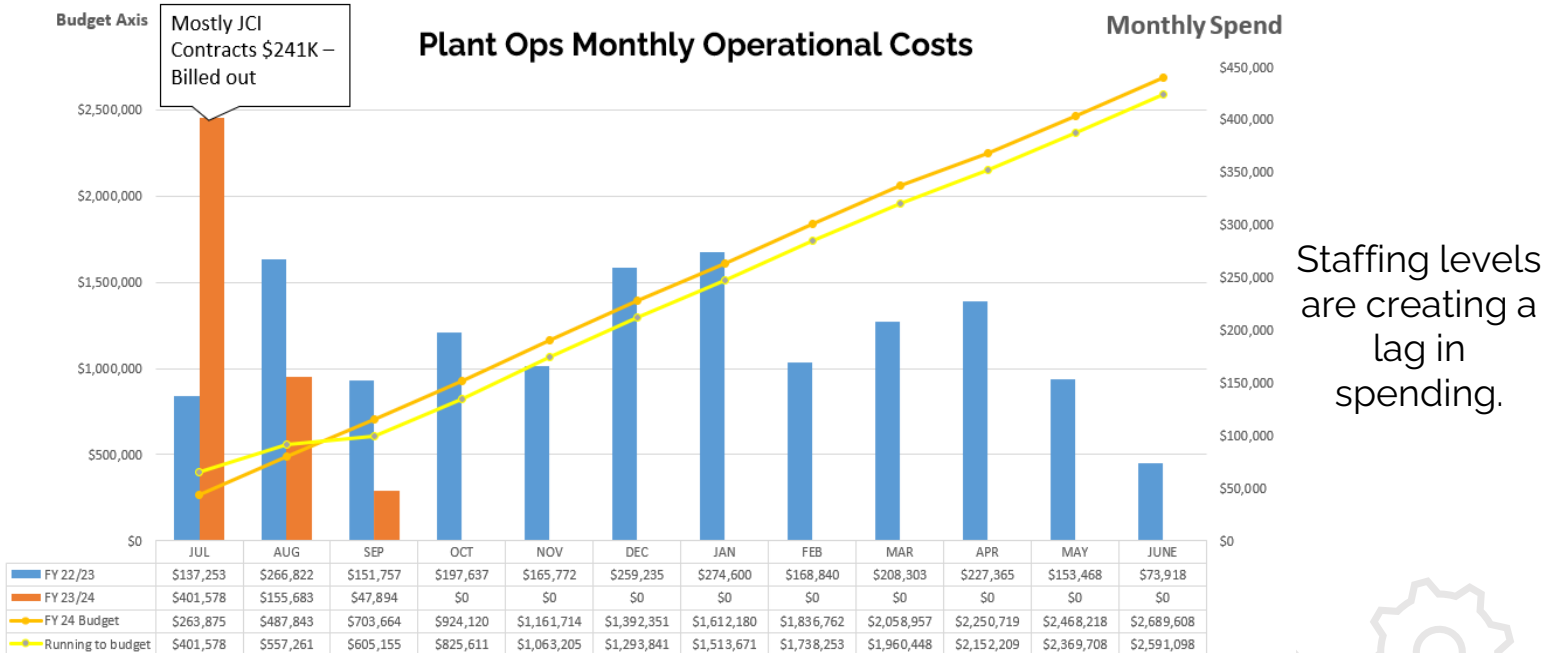
# Plant Operations

## Budget Reviews

### Index #320205- Utilities Budget Review



### Index # 320208- Operations Budget Review





**What:** Installation of picnic table area at Clinical Education Complex (CEC)

**Issue Addressed:** CEC requested a picnic area adjacent to their building. Location was agreed upon for installation of table on alley side of building.

**Funding:** \$300

**Method:** WKU Grounds Crew (CSG)





# Housing and Residence Life

## Completed Projects

Before



**Location:** KY Street Apartment

**What:** DHW Piping

**Issue Addressed:** Replaced leaking section of PEX and copper piping

**Funding:** Student Life Foundation

**Method:** WKU Personnel

After



**Location:** Gilbert Hall

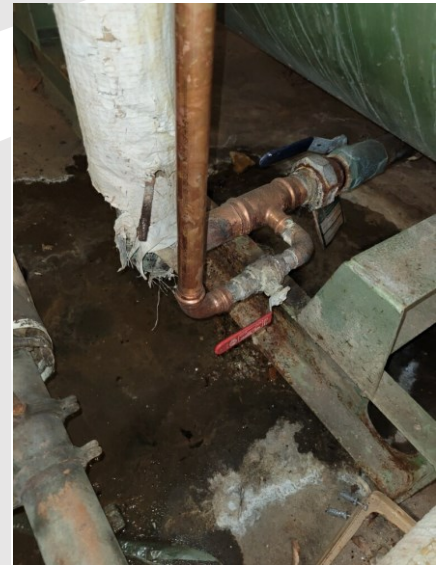
**What:** DHW Supply Piping

**Issue Addressed:** Replaced failed section of discharge piping from DHW boiler

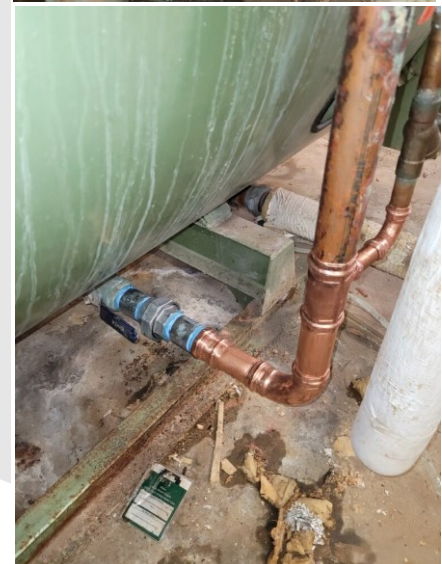
**Funding:** Student Life Foundation

**Method:** Outsourced

Before



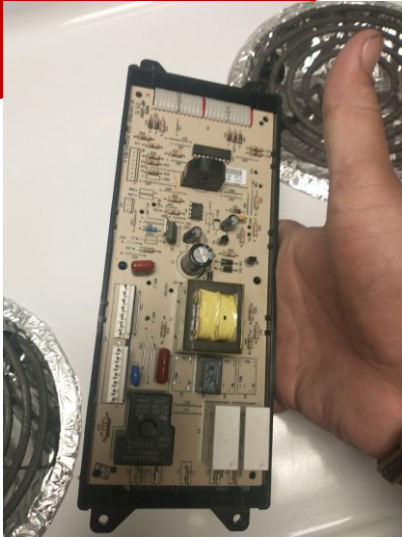
After



# Housing and Residence Life

## Completed Projects

Before



**Location:** KY Street Apartment

**What:** Inoperable Resident Stove

**Issue Addressed:** Replaced failed control board

**Funding:** Student Life Foundation

**Method:** WKU personnel

After



**Location:** Housing Offices

**What:** Condensation Leaks

**Issue Addressed:** Replaced damaged insulation in ceiling-mounted unit

**Funding:** Student Life Foundation

**Method:** WKU personnel

Before



After



# Environmental Services

## Completed Projects



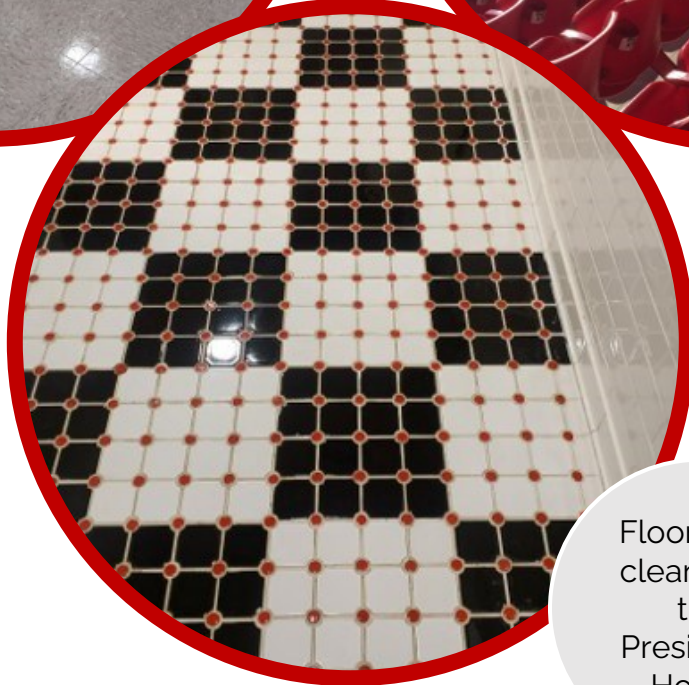
Window cleaning at Smith Stadium.



Top scrub and waxed lobby floors at the Farm.



Pressure washing and prep for the first home game at Smith Stadium.



Floor grout cleaning at the President's House.



# Safety and Training

## August Safety Training

- ✓ Maintaining Good Housekeeping
- ✓ Confined Space
- ✓ Fall Protection
- ✓ Aerial Lifts

## September Safety Training

- ✓ Slip Trip Fall
- ✓ Lock Out Tag Out
- ✓ Ladder Safety

## DFM Incidents by Fiscal Year

Area	FY 18		FY19		FY 20		FY 21		FY 22		FY 23		FY 23	
	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT
E & G	3	1	6	2	6	1	7	1	6	1	3	0		
HRL	1	0	3	0	1	0	3	0	2	1	2	0	1	
Campus Services	1	0	2	0	4	0	3	0	0	0	1	0		
Maintenance	4	1	3	1	1	1	0	0	0	0	1	0	1	
HRL (M)	3	2	0	0	1	0	0	0	2	1	2	0		
Plant Operations	2	0	0	0	0	0	3	1	1	0	1	0	1	
Fiscal Services	0	0	0	0	0	0	0	0	0	0	0	0		
<b>Total</b>	<b>14</b>	<b>4</b>	<b>14</b>	<b>3</b>	<b>13</b>	<b>2</b>	<b>16</b>	<b>2</b>	<b>11</b>	<b>3</b>	<b>10</b>	<b>0</b>	<b>3</b>	<b>0</b>

## FY23 DFM Safety Incidents by Month

	Jul		Aug		Sep		Oct		Nov		Dec		Jan		Feb		March		Apr		May Current		Jun		Total	
	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT
FY 18	1	0	1	1	1	0	3	1	0	0	0	0	2	2	2	0	1	0	1	0	2	0	0	0	14	4
FY 19	2	1	3	1	1	0	1	0	1	0	0	0	3	0	0	0	0	1	0	2	1	0	0	14	3	
FY 20	1	0	1	0	0	0	5	0	1	0	0	0	1	0	0	0	1	0	0	0	0	3	2	13	2	
FY 21	3	1	1	0	1	0	1	0	2	1	2	0	0	0	1	0	3	0	0	0	0	2	0	16	2	
FY 22	1	0	2	0	3	1	0	0	2	0	1	1	0	0	0	0	0	1	0	0	0	1	0	11	3	
FY 23	1	0	0	0	1	0	2	0	3	0	0	0	1	0	1	0	1	0	0	0	0	0	0	10	0	
FY 24	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	
Trend	↔		↑		↔																				↗	

Month	Cause	Category
Aug	Crushed & Lacerated Finger	Caught in
July	Open Chem bottle, Splash in Eyes	Chemical Exposure
Sept	Trip	Slip Trip Fall



# Business Operations

## Work Order Statistics by Category Period 09/01/2023 through 09/30/2023

Status of Work Orders Scheduled During Report Period						Work Orders Completed during Report Period	
Category	Scheduled	Open		Completed during Report Period		Scheduled Prior to 9/01/2023	Total Completed
		#	%	#	%		
C001 - Not Used	0	0	0.0	0	0.0	0	0
C018 - Misc Electrical	0	0	0.0	0	0.0	0	0
C023 - Boiler Locked out	0	0	0.0	0	0.0	0	0
F002 - Electrical Equip	94	41	43.6	53	56.4	1	54
F005 - Fire & life safety equip	6	3	50.0	3	50.0	1	4
F009 - HVAC Installations	1763	1294	73.4	469	26.6	44	513
F010 - Mechanical Equip	136	78	57.4	58	42.6	30	88
F011 - Heating Systems	8	8	100.0	0	0.0	3	3
F012 - Elevators & Escalators	15	11	73.3	4	26.7	1	5
F013 - Gas Installations	4	2	50.0	2	50.0	3	5
F016 - Doors	27	1	3.7	26	96.3	37	63
F019 - Signage	0	0	0.0	0	0.0	0	0
F024 - Audio Visual	0	0	0.0	0	0.0	0	0
F025 - Site Infrastructure	7	6	85.7	1	14.3	3	4
F027 - Control Panels	4	2	50.0	2	50.0	3	5
F028 - Generators	63	23	36.5	40	63.5	12	52
F029 - Lifting Equip	1	0	0.0	1	100.0	0	1
F032 - A/C Equipment	52	48	92.3	4	7.7	9	13
F037 - Pipework	155	100	64.5	55	35.5	40	95
F038 - Pumps	91	37	40.7	54	59.3	6	60
F039 - Chillers	29	25	86.2	4	13.8	1	5
F047 - Sewerage	7	7	100.0	0	0.0	2	2
F048 - Medical Gas	2	1	50.0	1	50.0	1	2
F059 - Grounds Equipment	80	30	37.5	50	62.5	43	93
F062 - Tools	6	4	66.7	2	33.3	0	2
F064 - Hospital Equipment	1	1	100.0	0	0.0	0	0
F066 - Lighting	4	1	25.0	3	75.0	1	4
F070 - Compressors	5	3	60.0	2	40.0	0	2
F072 - Tanks	10	3	30.0	7	70.0	4	11
-none-	1121	327	29.2	794	70.8	275	1069
<b>Total:</b>	<b>3691</b>	<b>2056</b>	<b>55.7%</b>	<b>1635</b>	<b>44.3%</b>	<b>520</b>	<b>2155</b>

**77.6%**  
PRO work orders completed

**32.9%**  
PM work orders completed

**66.7%**  
RM work orders completed

## Work Order Statistics by Work Type Period 09/01/2023 through 09/30/2023

Status of Work Orders Scheduled during Report Period						Work Orders Completed during Report Period	
Work Type	Scheduled	Open as of 9/30/2023		Completed during Report Period		Scheduled Prior to 09/01/2023	Total Completed
		#	%	#	%		
CM	0	0	0.0	0	0.0	0	0
NCW	1	1	100.0	0	0.0	0	0
PM	2604	1748	67.1	856	32.9	295	1151
PMMAND	3	3	100.0	0	0.0	0	0
PRO	541	121	22.4	420	77.6	94	514
PROJ	14	7	50.0	7	50.0	5	12
QUOTE	0	0	0.0	0	0.0	0	0
RM	501	167	33.3	334	66.7	119	453
SAF	0	0	0.0	0	0.0	0	0
SP	27	9	33.3	18	66.7	7	25
<b>Total:</b>	<b>3691</b>	<b>2056</b>	<b>55.7%</b>	<b>1635</b>	<b>44.3%</b>	<b>520</b>	<b>2155</b>

# Employee and Community Engagement

September 2nd  
Labor Day



September 22<sup>nd</sup>  
DFM Employee  
Appreciation  
Picnic



## Our Mission

Guided by our shared value, each one of us is fully empowered to consistently exceed the expectations of the university to insure a safe, clean and stimulating learning, working and living environment for all involved. To this end, we will provide the most efficient and effective routine and preventative maintenance services needed to support the strategic goals of Western Kentucky University.

